

Presented by:
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Pemberton, Birken

MLS# V1078136

Residential Detached

9282 PORTAGE RD, VON 2L1

Active



List Price: \$349,000

Complex/Subdiv:

Frontage:	Bedrooms:	3	PID:	008-668-311
Depth/Size:	Bathrooms:	3	Type:	House with Acreage
Lot Area SqFt: 0.00	Full Baths:	2	Approx Yr Blt:	1979
Rear Yard Exp:	Half Baths:	1	Age at List Date:	35
Meas Type: Metres	If New GST/HST Incl:		Taxes:	\$1,442 (2014)
Flood Plain:	Zoning:	RR1		
View:	Y - MOUNTAIN			
Serv. Connected:	Electricity			

Style of Home:	2 Storey	Total Parking:	Covered Parking:
Construction:	Log	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Det.Grge/Carport
Exterior:	Wood		
Rainscreen:		R/I Plumbing:	Dist to School Bus:
Type of Roof:	Wood	Possession:	
Renovations:		Title to Land:	Freehold NonStrata
Flooring:	Mixed	Seller's Interest:	Court Ordered Sale
Water Supply:	Well - Drilled	Mortgage Info:	\$0
Heat/Fuel:	Baseboard, Electric, Wood		
No. of Fireplaces:	1	R/I Fireplaces:	Property Disclosure: N - FORECLOSURE
Fireplace Fuel:	Wood		Out Buildings:
Outdoor Area:	None		
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:			

Legal: PL KAP16250 LT 7 DL 1548 LD 27
 Amenities:
 Site Influences: Private Setting, Recreation Nearby, Rural Setting, Treed
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	12'4 X 14'1			X			X
Main F.	Living Room	18'6 X 14'5			X			X
Main F.	Master Bedroom	19'9 X 12'9			X			X
Main F.	Dining	12'4 X 9'8			X			X
Above	Bedroom	11'2 X 22'2			X			X
Above	Bedroom	14'2 X 22'2			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms
Main Floor Area SqFt:	1,200	# Kitchens:	1	1 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt:	900	Finished Levels:	2	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	0	Crawl/Bsmt Height:		3 2 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt:	0	Basement Area:	None	4
Total Finished Floor SqFt:	2,100			5
				6
Unfinished Floor:	0	Suite:	None	7
Grand Total Floor Area:	2,100			8

Listing Broker(s): Whistler Real Estate Co. Ltd., Whistler Real Estate Company

This 3 bedroom 2.5 Bathroom log home located on 5.76 acres in Birken, a 25 minute drive north of Pemberton. Offering amazing views this property backs onto Gates Creek and is only a short drive to Gates or Anderson Lake. Great location for hiking, road biking, backcountry skiing, fishing and snowmobiling. The home has spacious bedrooms with generous kitchen/living area on the main floor. Large 40 by 60 foot workshop with very high ceilings. This is a court ordered sale. Call today to arrange a viewing or for further information!

Tax Report - 9282 PORTAGE Road
Record Updated - 12/11/2014

Jurisdiction	748-SQUAMISH RURAL	Roll Number	02471000	Property ID	008-668-311
Property Addr	9282 PORTAGE RD				
Municipality	WH-SQUAMISH RURAL	Board Code	V		
Neighborhood	410-MTCURRIE/D'ARCY S1/2ANDERSON				
Area	VPE-Pemberton				
Sub Area	VPEBI-Birken			More PID's	
Gross Taxes	\$1441.97	(2014)		Water Conn	
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

PO BOX 1515
D'ARCY BC

VON 1L0

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
KAP16250	7		1548	27				
Legal Description PL KAP16250 LT 7 DL 1548 LD 27								

Land & Building Information

Width	Depth	Lot Size	5.76 ACRES
Land Use		Actual Use	2AC PLUS SIN FAM DWLL DUP
BCA Description	1.5 ST SFD AFTER 1930 STANDAR	Zoning	
BCAA Data Updated - 03/04/14			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$164,000	Gross Land	\$164,000	Gross Land	\$164,000
Improvement	\$118,000	Gross Improve	\$118,000	Gross Improve	\$118,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$282,000	Municipal Total	\$282,000	School Total	\$282,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
12/12/1997	\$320,000	KL136062	IMPRV SINGLE PROP CASH TRANSAC
10/05/1993	\$24,000	D16931	REJECT NOT SUITED SALE ANALYSIS
10/04/1993		KG98066	REJECT NOT SUITED SALE ANALYSIS

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Pemberton, Pemberton Meadows

MLS# V1081449

Residential Detached

8409 PEMBERTON MEADOWS RD, VON 2L2

Active



List Price: \$619,900

Complex/Subdiv:

Frontage:	0.00 ft	Bedrooms:	3	PID:	005-223-181
Depth/Size:		Bathrooms:	3	Type:	House with Acreage
Lot Area SqFt:	0.00	Full Baths:	3	Approx Yr Blt:	1989
Rear Yard Exp:		Half Baths:	0	Age at List Date:	25
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$2,140 (2014)
Flood Plain:	Yes	Zoning:	AGR		
View:	Y - SURROUNDING MOUNTAINS AND FARM				
Serv. Connected:	Electricity				

Style of Home:	2 Storey	Total Parking:	6	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Slab	Parking Facilities:	Garage; Double, Open		
Exterior:	Vinyl	R/I Plumbing:		Dist to Public Trans:	
Rainscreen:				Dist to School Bus:	
Type of Roof:	Asphalt	Reno Year:		Possession:	
Renovations:				Title to Land:	Freehold NonStrata
Flooring:	Mixed			Seller's Interest:	Court Ordered Sale
Water Supply:	Well - Drilled			Mortgage Info:	\$0
Heat/Fuel:	Baseboard, Radiant				
No. of Fireplaces:	1	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:	Wood			Out Buildings:	
Outdoor Area:	Patio(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL KAP24518 LT 1 DL 182 LD 27
 Amenities: Barn, In Suite Laundry
 Site Influences: Cleared, Private Setting, Rural Setting
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener, Hot Water Dispenser, Microwave, Range, Smoke Alarm

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Bedroom	13'6 X 8'4			X			X
Main F.	Games Room	33'6 X 13'3			X			X
Main F.	Laundry	5'10 X 9'8			X			X
Above	Bedroom	12'6 X 10'10			X			X
Above	Dining	16'8 X 11'7			X			X
Above	Kitchen	26'5 X 11'9			X			X
Above	Living Room	26'8 X 13'6			X			X
Above	Master Bedroom	17'1 X 13'11			X			X
Above	Walk-In Closet	7'9 X 7'4			X			
		X			X			

Floor Area (SqFt):		Total # Rooms:	9	Bathrooms	
Main Floor Area SqFt:	1,464	# Kitchens:	1	1	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	1,465	Finished Levels:	2	2	3 Piece; Ensuite: N; Level: Above
Finished Floor Down:	0	Crawl/Bsmt Height:		3	4 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt:	0	Basement Area:	None	4	
Total Finished Floor SqFt:	2,929			5	
				6	
Unfinished Floor:	0	Suite:		7	
Grand Total Floor Area:	2,929			8	

Listing Broker(s): Whistler Real Estate Company

Custom Fir cabinets, doors, granite countertops, and stainless steel appliances. Engineered hardwood and heated tile floors. An entertainment room with a built in home theatre and its own bar! There are too many upgrades to list on this meadows home sitting on nearly 6 sun drenched acres with 360 degree views, Giant Cedars, and several outbuildings. This is a must see!

Tax Report - 8409 PEMBERTON
Record Updated - 12/11/2014

Jurisdiction	748-SQUAMISH RURAL	Roll Number	01215000	Property ID	005-223-181
Property Addr	8409 PEMBERTON				
Municipality	WH-SQUAMISH RURAL	Board Code	V		
Neighborhood	400-PEMBERTON VALLEY				
Area	VPE-Pemberton				
Sub Area	VPEPM-Pemberton Meadows			More PID's	
Gross Taxes	\$2140.24	(2014)		Water Conn	
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

8409 PEMBERTON MEADOWS RD
PEMBERTON BC

VON 2L2

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
KAP24518	1		182	27				
Legal Description PL KAP24518 LT 1 DL 182 LD 27								

Land & Building Information

Width	Depth	Lot Size	5.98 ACRES
Land Use		Actual Use	2AC PLUS SIN FAM DWLL DUP
BCA Description	1 ST SFD AFTER 1930 SEMICUSTO		Zoning
BCAA Data Updated - 03/04/14			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$0	Gross Land	\$383,000	Gross Land	\$383,000
Improvement	\$199,000	Gross Improve	\$199,000	Gross Improve	\$199,000
		Exempt Land		Exempt Land	\$-191,500
		Exempt Improve		Exempt Improve	
Actual Total	\$199,000	Municipal Total	\$582,000	School Total	\$582,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
02/09/2012	\$0	CA2386928	REJECT NOT SUITED SALE ANALYSIS
09/22/2011	\$620,000	CA2199751	IMPRV SINGLE PROP CASH TRANSAC
02/17/2009	\$325,000	LB280089	REJECT NOT SUITED SALE ANALYSIS

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